



05/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 14423/2024

नोंदणी :

Regn:63m

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1411000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	412484.16
(4) भू-मापन,पोटाहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे गाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: किऑस्क नं - 43,तळ मजला. इंटेजिनशिया बिझनेस पार्क वाशी,वाय हावरे प्रॉपर्टिज,प्लॉट नंबर 33,सेक्टर - 24,वाशी(तुमै)नवी मुंबई. क्षेत्रफळ 2.948 चौ मी कार्पेट. ( Plot Number : 33 ; SECTOR NUMBER : 24 ; )
(5) क्षेत्रफळ	1) 2.940 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुतुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हावरे फायनान्स प्रा लि तर्फे ऑथोराइज्ड सिप्रेटरी / कु मु दीपक काटे यांचे कु मु वैशाली गुरव -- वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 422 वर्धमान मार्केट, सेक्टर - 17, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAACH8654C 2): नाव:-मात्यता देणार- रेनबो बिझनेस पार्क प्रेमाइसेस को ऑप सोसायटी ली तर्फे चेअरमन रामनाथ म्हात्रे यांचे कु मु सुरेश हावरे यांचे कु मु दीपक काटे तर्फे कतुली जवाब देणार वैशाली गुरव वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नंबर 33, सेक्टर 24, तुमै वाशी नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAGAR6921G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुतुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शशिकांत दत्त अडसूळ -- वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एफ-36/2/2, वृंदावन सि एचएस, सेक्टर 4, सानपाडा नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABRPA8602N
(9) दस्तऐवज करून दिल्याचा दिनांक	04/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	05/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14423/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	84700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	14200
(14)शेरा	

सह दुय्यम निबंधक वर्ग - ३  
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



75/14423  
Friday, July 05, 2024  
12:38 PM

पावती

K-93

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

गावाचे नाव: वाशी  
दस्तऐवजाचा अनुक्रमांक: टनन3-14423-2024  
दस्तऐवजाचा प्रकार: करारनामा  
मादर करणाऱ्याचे नाव: शशिकांत दत्त अडसूळ --

पावती क्र.: 15980 दिनांक: 05/07/2024

नोंदणी फी रु. 14200.00  
दस्त हाताळणी फी रु. 2600.00  
पृष्ठांची संख्या: 130

एकूण: रु. 16800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:57 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

वाजार मुल्य: रु. 412484.16 /-  
मोवदला रु. 1411000/-  
भरलेले मुद्रांक शुल्क : रु. 84700/-

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. ३

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724048521295 दिनांक: 05/07/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724044721249 दिनांक: 05/07/2024  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 14200/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004748578202425R दिनांक: 05/07/2024  
बँकेचे नाव व पत्ता: IDBI

नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

पक्षकाराची नवी  
रु. १६८००/- पावती  
द. नि. ठाणे-३

*(Signature)*

Fee  
१६८०० १२/७/२४



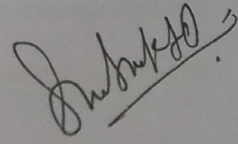


Valuation ID		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )				05 July 2024, 11:26:11 AM
मूल्यांकनाचे वर्ष	2024					टनन 3
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	S/171-वाशी नोड सेक्टर क्रं. 24					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
42700	95300	109600	127200	109600	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	3.2428 चौ. मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर-	Rs. 26620/-	
उत्पादन सुविधा -	नाही	मजला -		कार्पेट क्षेत्र-	2.948 चौ. मीटर	
रस्ता सन्मुख -	आहे	कॉर्नरवरील दुकान -	नाही			
संमिश्र वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - नाही						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )				
		= ( ( (127200-42700) * (100 / 100) ) + 42700 )				
		= Rs.127200/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 127200 * 3.2428				
		= Rs.412484.16/-				
Applicable Rules		= 3				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ				
		= A + B + C + D + E + F + G + H + I + J				
		= 412484.16 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
		= Rs.412484/-				
		= ₹ चार लाख बारा हजार चार शे चोव्याऐशी /-				

Home Print



टनन - 3  
दस्त क्र. 98823 / 2024  
81930

AGREEMENT FOR SALE


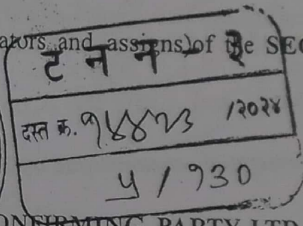
THIS AGREEMENT is entered into at Vashi, Navi Mumbai on the 4<sup>th</sup> day of July ~~August~~ 2024.

BY AND BETWEEN

M/S. HAWARE FINANCE PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956 and having its registered office at 422, Vardhman Market Sector-17, Vashi, Navi Mumbai – 400705 Mumbai, hereinafter referred to as “THE PROMOTERS” (which expression unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns) of the FIRST PART;

AND

Mr. Shashikant Dattu Adsul an Indian Inhabitant residing at F36/2;2 Vrindavan CHS. Sector-4 Sanpada Navi Mumbai 400705, hereinafter referred to as the “PURCHASER/S” (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include his/her/their heirs, administrators and assigns) of the SECOND PART;

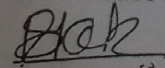


RAINBOW BUSINESS PARK PREMISES CO-OP. CONFIRMING PARTY LTD, a co-operative Confirming Party duly registered under the Maharashtra Co-operative societies Act, 1960 under Registration No. N.B.O.M/CIDCO/GEN(c)/1659/J.T.R/2010-2011 having its registered office at Plot No. 33, Sector – 24, Turbhe, Navi Mumbai hereinafter referred to as the “THE CONFIRMING PARTY” (which expression unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns) of the THIRD PART.

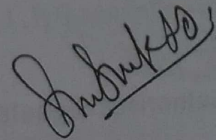
• WHEREAS:

- By an Agreement entitled ‘Agreement For Assignment-cum-Development’ dated 30<sup>th</sup> March 2011, the Confirming Party granted, transferred, and assigned the development rights of the said plot to M/S. HAWARE ENGINEERS & BUILDERS PVT. LTD. (HEBPL) in the circumstances and on the terms and conditions more specifically set out therein.

For Haware Finance Pvt. Ltd.



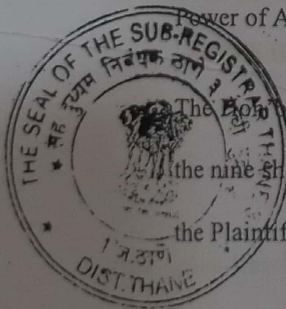
Authorised Signatory



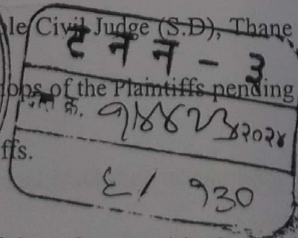


The said Agreement For Assignment-cum-Development was duly registered with the Sub-Registrar of Assurances, Thane- 3 under Sr. No. 2756.

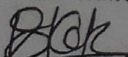
- Pursuant to the covenants contained in Agreement For Assignment-cum-Development, the Confirming Party further executed the Power of Attorney dated 30<sup>th</sup> March 2011 authorizing the M.D./Directors/Officers of HEBPL to do all acts, deeds, matters and things as set out therein.
- Under the Agreement For Assignment-cum-Development HEBPL agreed to provide to each of the existing member of the Confirming Party, shop/kiosk admeasuring 145 sq. ft. carpet area with 52 Sq. Ft. loft in the building/s to be constructed by HEBPL and in consideration whereof the Confirming Party agreed to grant, assign and transfer to HEBPL, (a) the irrevocable development right in respect of the said Plot, (b) the right to sell shops/office/units/galas after making provisions of 52 Shops each of 145 Sq. Ft. with 52 Sq. Ft. loft to be delivered to the existing members of the Confirming Party, (c) rights to recommend to the Confirming Party to admit its purchasers as members of the Confirming Party and; (d) the Confirming Party agreed to admit the members so nominated/recommended by HEBPL.
- One Shri Rajendra Laxman Khilari and seven Ors (claiming to be the members of the Confirming Party) filed a special Civil Suit bearing Spl. C. S. No. 357 of 2013 Before the Hon'ble Civil Judge (S.D.) against HEBPL, the Confirming Party, and the CIDCO interalia for setting aside the Resolution dated 6<sup>th</sup> January 2011, the Development Agreement & Power of Attorney dated 30<sup>th</sup> March 2011.

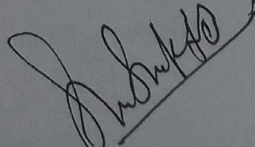


The Hon'ble Civil Judge (S.D.), Thane was pleased to direct the HEBPL not to demolish the nine shops of the Plaintiffs pending the hearing and final disposal of the application of the Plaintiffs.



- In view of the order passed in the Spl. C. S. No. 357 of 2013, adverted to supra, directing HEBPL not to demolish the nine shops of the Plaintiffs, the Confirming Party applied the Navi Mumbai Municipal Corporation (NMMC) for the development permission/approval For Haware Finance Pvt. Ltd.

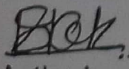
  
Authorized Signatory

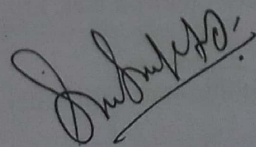


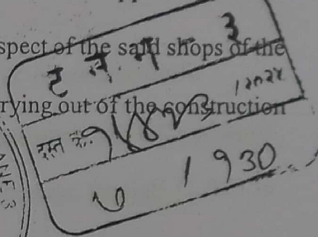
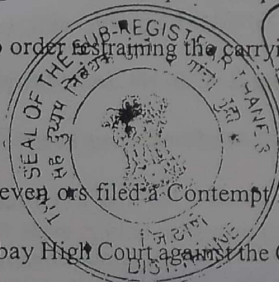
of the building plans keeping the said nine shops as it were (even still are) intact and utilizing the FSI only of the balance plot.

- The NMMC granted the development permission dated 1<sup>st</sup> August 2014, issued Commencement Certificate, and approved the Plans.
- Upon the issuance of the development permission and approval of plans, HEBPL commenced the constructions in accordance with the terms and conditions of the development permission, Commencement Certificate and in conformity with the sanctioned plans.
- The Hon'ble Civil Judge (S.D.), Thane was pleased to dismiss the suit against which the Plaintiffs filed an appeal in the Mumbai High Court bearing the First Appeal No.446 of 2015. The said First Appeal is pending and the status quo in respect of the said shops of the appellants is still in force. There is no order restraining the carrying out of the construction on the balance Project Land.
- Shri Rajendra Laxman Khilari and seven others filed a Contempt Petition bearing C. P. No. 166 of 2016 before the Hon'ble Bombay High Court against the Confirming Party, HEBPL and CIDCO alleging failure in compliance of the common orders dated 17th July 2014, 20th March 2015, and 31st March 2015 passed by the Hon'ble Bombay High Court in First Appeal No.446 of 2015. The said contempt Petition is still pending hearing and final disposal. Thereafter out of the said Eight Members, Seven members i.e 1) Mr Rajendra Laxman Khilari, 2) Mr Devendra Laxman Khilari, 3) Mr Jaganath R. Choudhary, 4) Mr Channulal B Gupta, 5) Mr Manikchand Gupta, 6) Mr Bharat Rameshchandra Gupta and 7) Mr Sanjay Dattatray Koshe entered into the consent terms dated 14/11/2022 and submitted the said consent term before the Hon'ble High court on 20-12-2022. Except Mr. Ashok Kashid all the members settled the said matter and Hon'ble Bombay High Court passed the Order on 20<sup>th</sup> Dec 2022 in respect of the same accordingly.

For Haware Finance Pvt. Ltd.

  
Authorized Signatory







adverted to supra during the development/building operations upon the project land and thereupon apply to the Planning Authority for the grant of Occupancy Certificate.

**AND WHEREAS:**

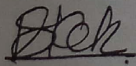
I. The Purchaser/s has/have requested, and the Promoters have agreed to sell (on the basis of carpet area only), Kiosk No. K-43, having a carpet area of 2.948 Sq. Mtrs., located on the **Ground Floor** in the building "INTELLIGENTIA BUSINESS PARK VASHI By Haware Properties"(FORMERLY KNOWN AS RAINBOW BUSINESS PARK)" (hereinafter referred to as "the said Office") being constructed on the Project Land as shown in the typical floor plan being Annexure "G" hereto. The said office comes under the Part Occupation Certificate dated 10<sup>th</sup> February 2022.

**N.B:** The carpet area mentioned in the immediately preceding clause means the net useable floor area of the Shop / Office, excluding the area covered by external walls but includes the area covered by the internal partition walls as defined by S. 2 (k) of the RERDA.

II. The Purchaser/s has/have agreed to pay **Rs.14,11,000/- (Rupees Fourteen Lakhs Eleven Thousand Only)** being the entire consideration of the said Office (on the basis of the carpet area alone) in accordance with the provisions of the REDRA and Rules and Regulations framed thereunder. The Purchaser paid **Rs. 3,11,000/- (Rupees Three Lakhs Eleven Thousand Only)** upon the execution of this Agreement and the balance amount shall be paid strictly in accordance with the progress of the construction work as set out in the Schedule of Payment hereto/annexure and marked as Annexure "II".

III. The Promoters, therefore, in compliance of the mandate of S. 13 of the RERDA execute this Agreement evincing the terms and conditions mutually agreed upon by and between the parties hereto where under the Promoters have agreed to sell and the Purchaser/s has/have agreed to purchase the Office and covered parking which are set out hereunder.

**For Haware Finance Pvt. Ltd.**

  
Authorised Signatory

